



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, March 28, 2016**

RECEIVED TOWN CLERK
GRAFTON, MA
2016 MAR 24 PM 2 09

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Items**
 - A. Draft Decision: Modification of a Definitive Plan Approval (2006.6) – Charles Kady, Jr (Applicant/Owner) – Dendee Acres
- 3. Zoning Workshop – Review of Proposed Articles for Spring Annual Town Meeting**
- 4. General Business**
 - A. Bills
 - B. Staff Report
 - C. Minutes of Previous Meetings
 1. Meeting Minutes of Board of Selectmen & Planning Board Joint Meeting on March 08, 2016
 - D. Correspondence
- 5. Reports From Planning Board Representatives On Town Committees And CMRPC**
- 6. Public Hearings**
 - A. (7:30 P.M.) **Special Permit ZBL 20 16-1 Proposed Amendment to the Grafton Zoning By-Law.** A Public Hearing on the proposed Annual Town Meeting article to amend the Zoning By-Laws to regulate Registered Marijuana Dispensaries and Off-Site Medical Marijuana Dispensaries.
 - B. (7:30 P.M.) **Special Permit and Site Plan Approval (SP 2016-3) – “Super Park” Recreational Facilities - Town of Grafton (Applicant/Owner) – 4-6 Upton Street.** A Public Hearing to consider an application to construct a public recreational facility (known as “Super Park”) on property located at 4-6 Upton Street, and shown as Grafton Assessor’s Map 74, Lots 89 & 90. Said project will include recreational play structures, seating, fencing, parking and access road. Said property is partially located in a Neighborhood Business District (NB) zoning district and partially located in in a Low Density Residential (R40) zoning district. The Applicant/Owner is the Town of Grafton. Continued from 3/14/16

The Board reserves the right to take agenda items out of order.

Grafton Planning Board
Meeting Agenda
March 28, 2016

- C. **(7:30 P.M.) Site Plan Approval (SPA 2016-2) – Theroux Dental – Marc & Tina Theroux (Applicant) / Helen Bulger (Owner) – 103 Worcester Street.** Public Hearing to consider the application for Site Plan Approval for an office of medical and dental practitioners/professional office in excess of 5,000 sq. ft., at 103 Worcester Street, shown as Grafton Assessor's Map 46, Lot 19. Said property is located in the Commercial Business and Residence 20 zones. The applicants are Marc & Tina Theroux. The property owner is Helen Bulger.
- D. **(7:30 P.M.) Major Residential Special Permit (MRSP 2016-4) – “The Ridings” Subdivision – Steven Venincasa of Casa Builders & Developer's Corp. (Owner/Applicant) – 88 Adams Road.** A Public Hearing to consider the application for a Special Permit and Site Plan Approval for Major Residential Special Permit (MRSP 2016-4) and Preliminary Plan for a Residential Development (39-lot Conventional / 39-lot Flexible) on property located at 88 Adams Road, as shown on Grafton Assessors Map 32, Lot 10. Said property is located in Residential 40 (R40) zone. The Applicant/Owner is Steven Venincasa of Casa Builders & Developer's Corp.
7. **Any Other Items Which May Lawfully Come Before The Board**
8. **Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**